

Article 3: Planned Districts

Division 12: La Jolla Planned District

Appendix B: Property Development Standards Minimum Yards

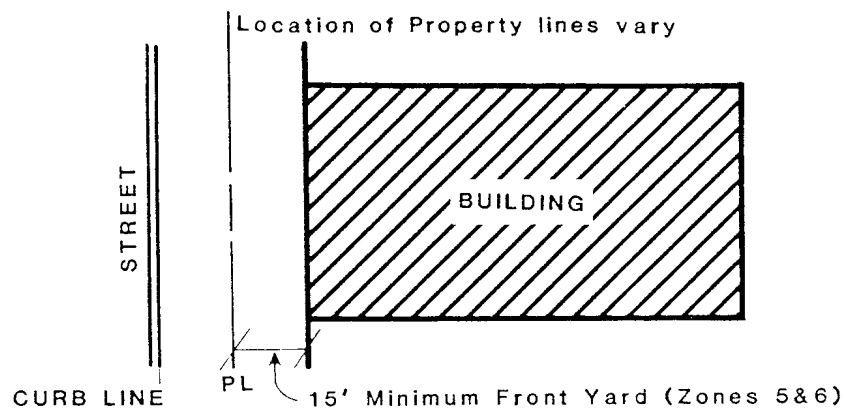
(Added 1-6-1992 by O-17726 N.S.)

FRONT YARDS

Zones 1, 2, 3 and 4 - No requirement.

Zones 5 and 6 - A 15-foot minimum front yard is required, measured from the front property line* to the building.

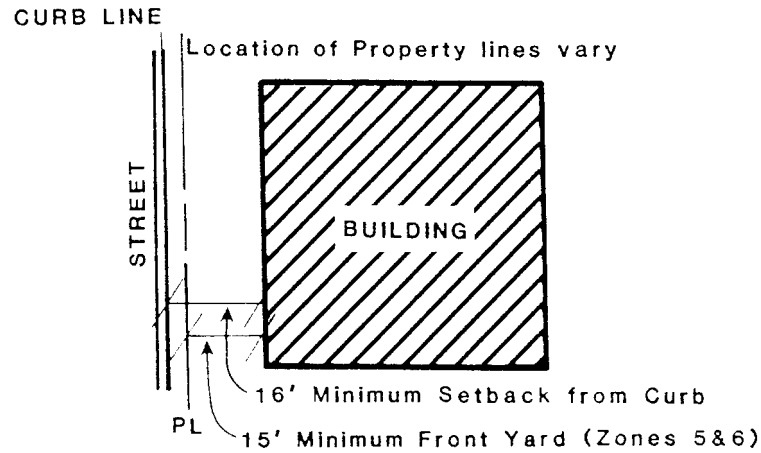
(FRONT YARDS GRAPH)



STREET FRONTAGE SETBACK

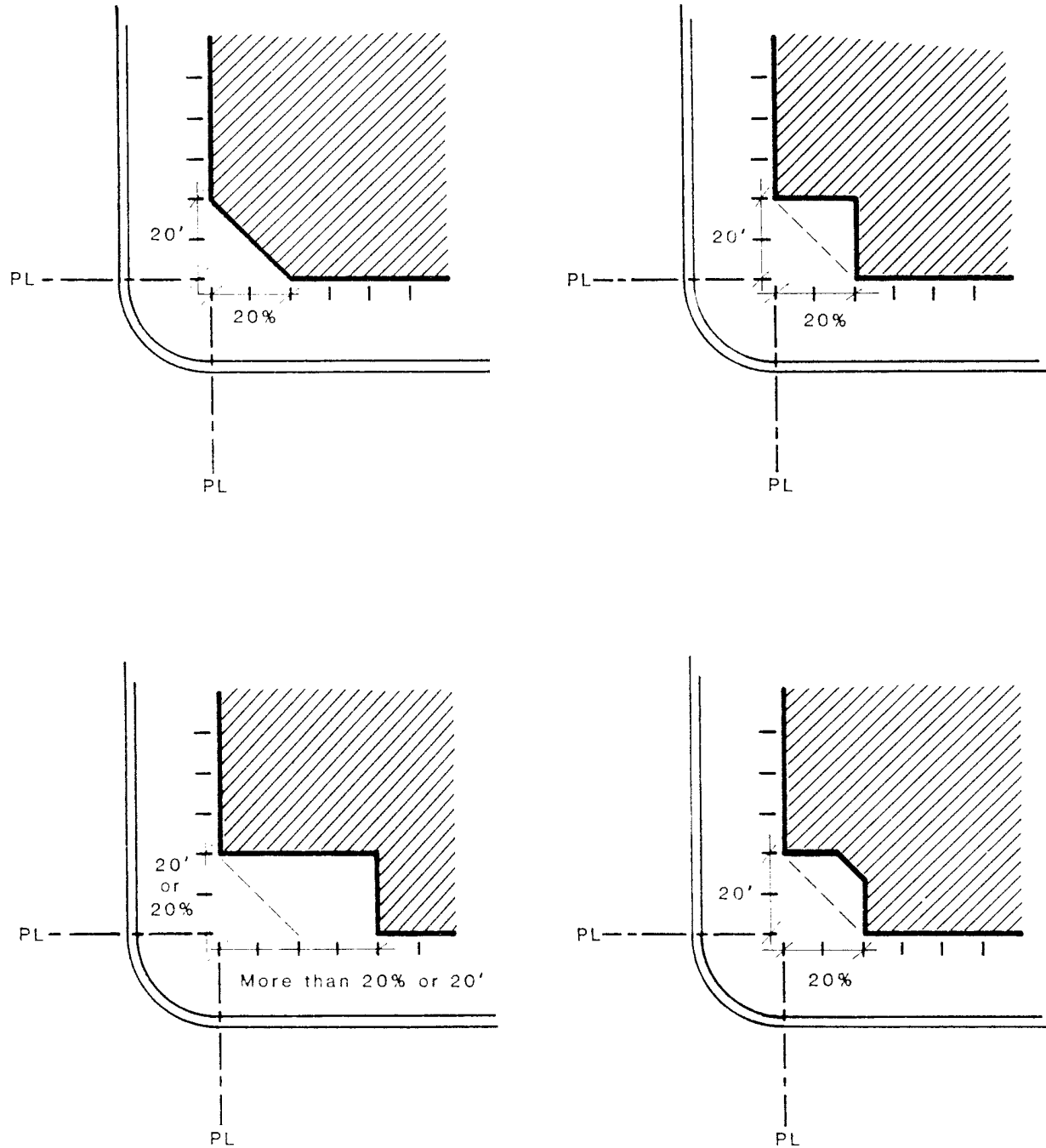
All Zones - A minimum 16-foot street front setback, measured from the curb to the building is required. This is a separate requirement that must be met in addition to the front yard requirement.

(STREET FRONTAGE SETBACK GRAPH)



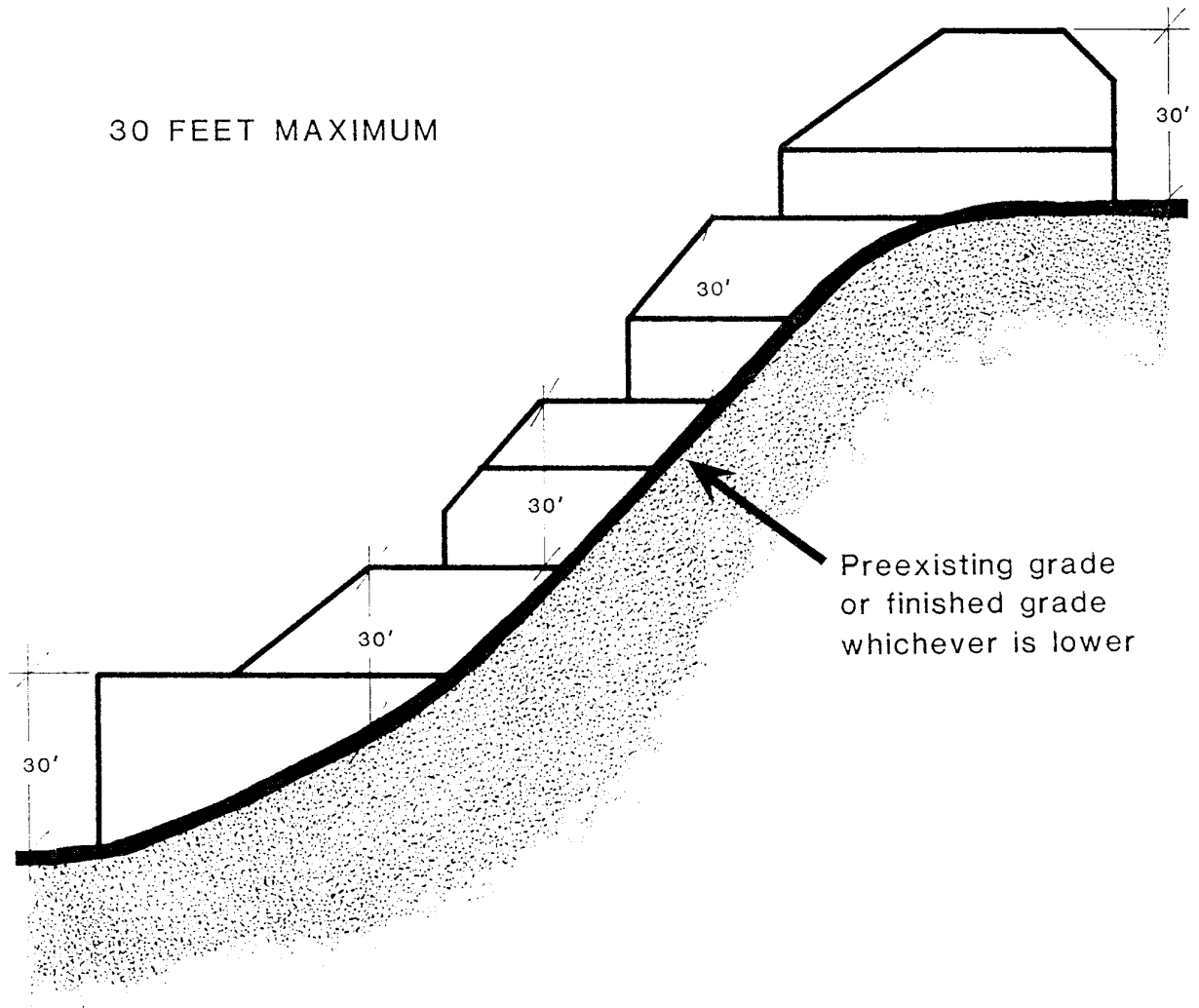
STREET CORNER LOT SETBACK

Corner lot setback - Zones 1, 2, 3 and 4 require 20 feet or 20% whichever is less (Note: 20% deviation permitted). Some examples are as follows:

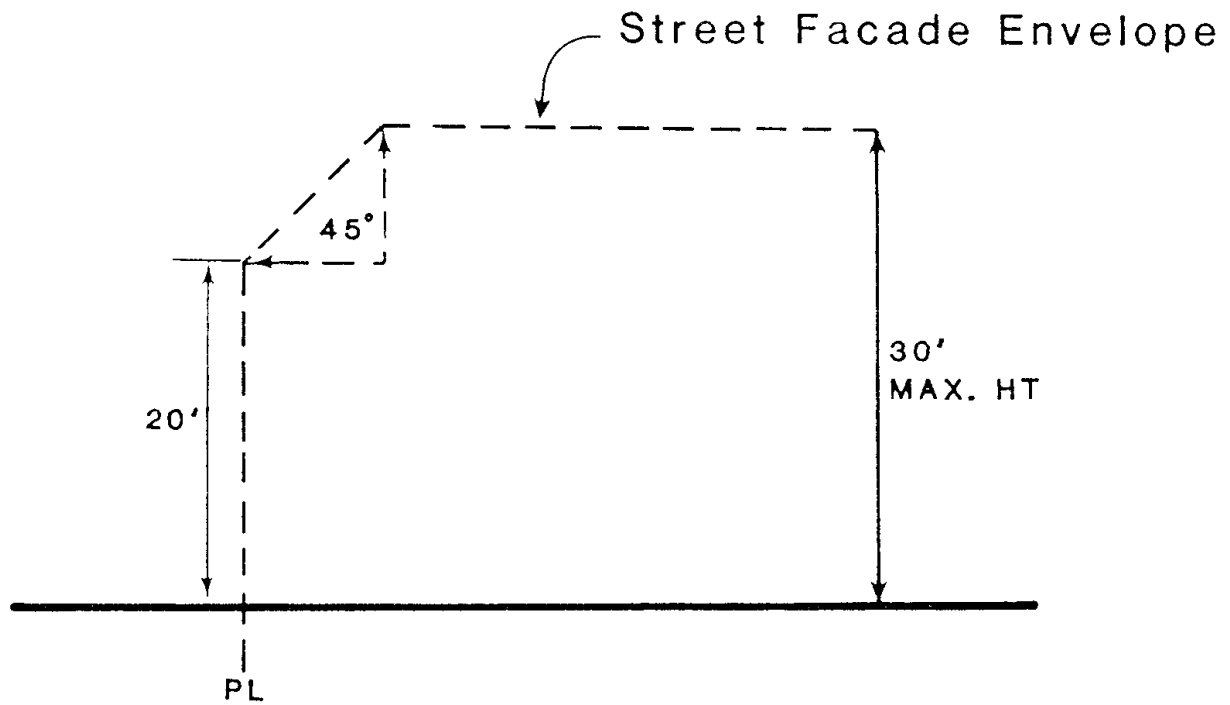


(EXAMPLE 1)

MAXIMUM BUILDING HEIGHT

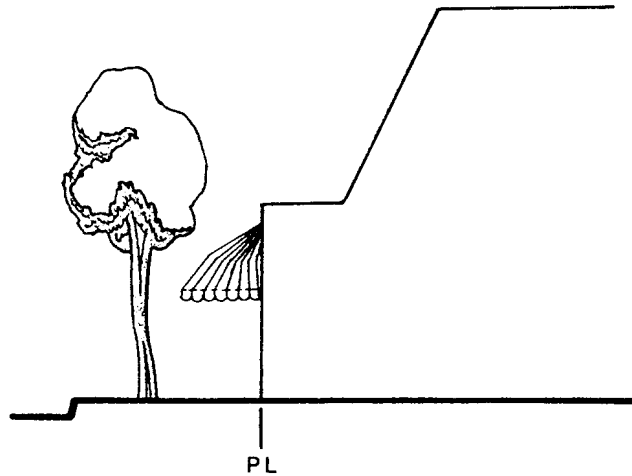


STREET FACADE ENVELOPE



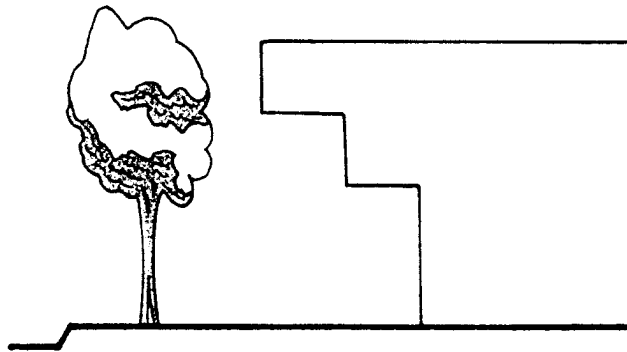
STREET ENCROACHMENTS

No building or portion thereof shall project over the public right-of-way above ground level (see SEC. 103.1206, Paragraph D.3.).



STREET OVERHANGS

Within the street facade envelope, no story or floor level or portion thereof, will overhang any floor level below (see SEC. 103.1206, Paragraph D.2.).



LANDSCAPING

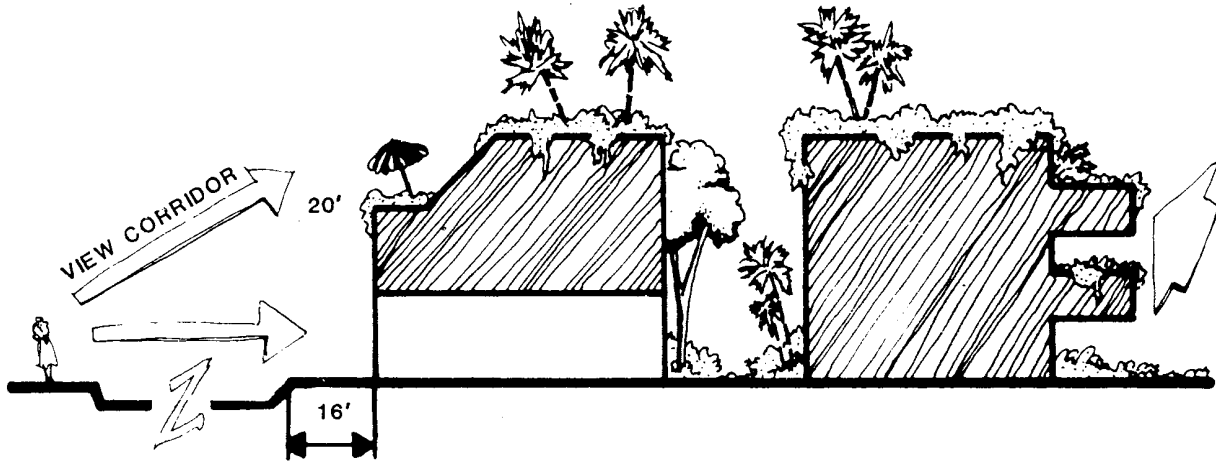
Landscape area is defined as an area made up of landscape areas such as pedestrian paved areas; man-made sculptural elements such as fountains or sculpture; and vegetated areas containing groundcover, vines, shrubs, trees and/or potted plants. All such areas shall be opened to the sky.

OPTION A:

Combination (Ground and Above Ground) Levels

Zones 1, 2, 3 and 4 - A combination of landscaping at the ground and above ground levels shall be equal to 25 percent of the total lot area.

Zone 5 - A combination of landscaping at the ground and above ground levels shall equal 50 percent of the total lot area, provided it is visible from the opposite side of adjacent public rights-of-way (streets).



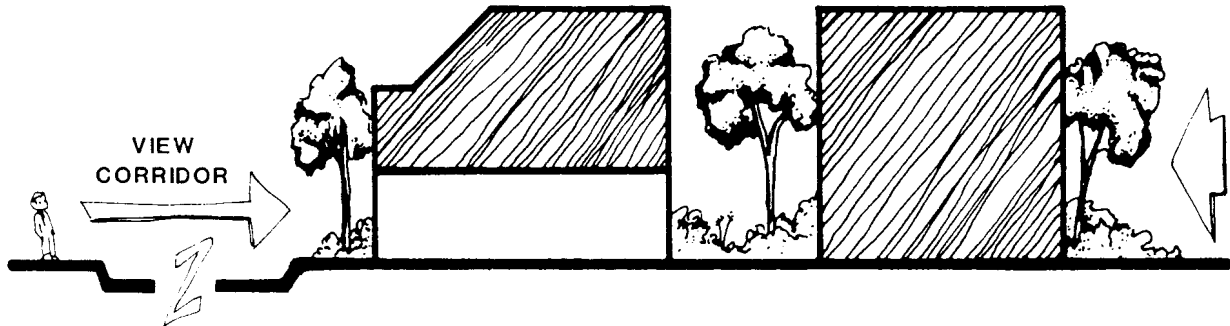
Zone 6 - All required yards shall be fully landscaped.

OPTION B:

Ground Floor or Street Level

Zones 1, 2, 3 and 4 - At the ground floor or street level the total area landscaping shall equal 15 percent of the total lot area.

Zone 5 - At the ground floor or street level the total area of landscaping shall equal 30 percent of the total lot area, provided it is visible from the opposite side of adjacent public rights-of-way (streets).

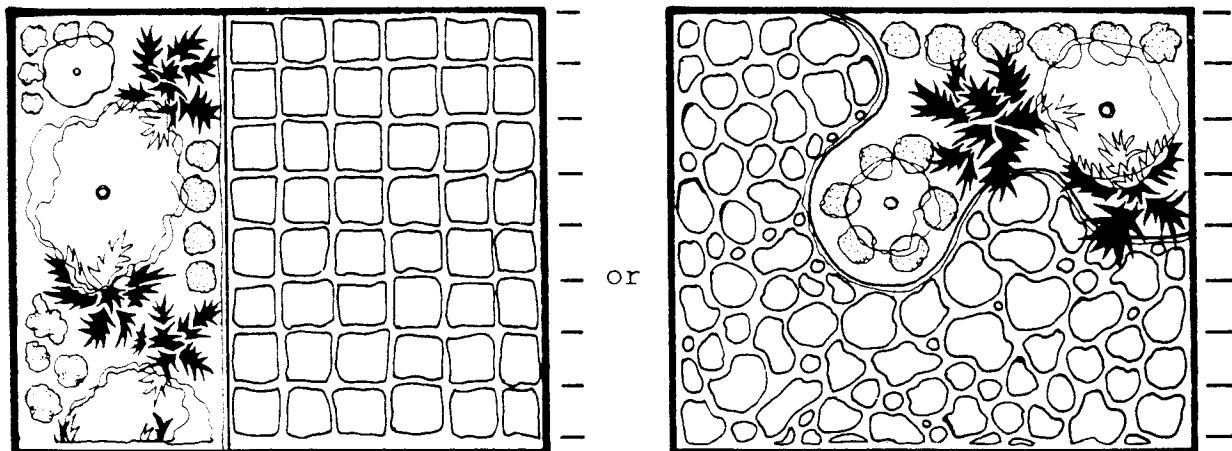


Alternative: for landscaped areas designed as visual buffers, backdrops or setback areas in Zone 5, 50% of the landscaped area shall be vegetated with a combination of groundcover, vines, shrubs and trees.

Alternative: for large paved pedestrian spaces (plazas, courtyards) one 48-inch box tree shall be provided for every 200 square feet of paved area.

Alternative: for narrow pedestrian areas (malls) where trees may not be appropriate, 40% of the ground plane shall be vegetated with potted plants, groundcover, shrubs, and vines.

Alternative: for landscaped areas designed as visual buffers, backdrops or setback areas in Zones 1, 2, 3 and 4, 40% of the landscaped area shall be vegetated with a combination of groundcover, vines, shrubs and trees.



TYPES OF LANDSCAPED AREAS

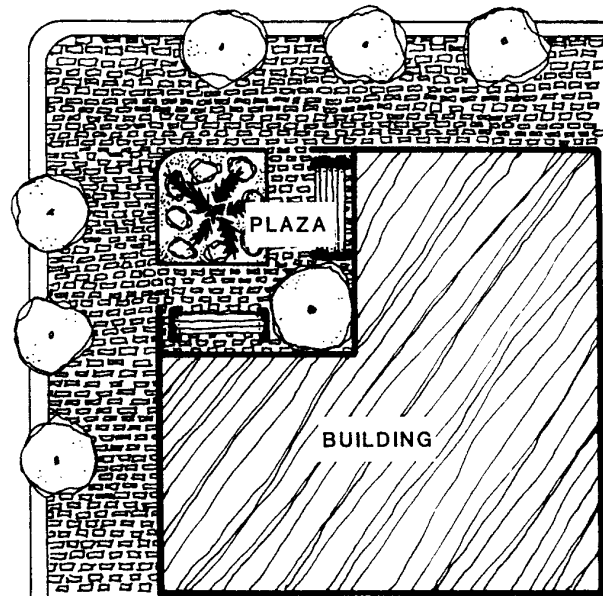
PLAZA:

Landscaped area readily adjacent to a street.

In order to provide amenities within a project, plazas may be provided, particularly where corner lots allow placement of plazas adjacent to the public right-of-way.

In order for a plaza to be used when calculating required project landscaping, it must be open to the sky at street level and visually and physically accessible from the public right-of-way. Enclosed plazas or gardens may be provided, but cannot be used in calculating requirement.

Plazas should have a focal point such as a grove of trees or a fountain.



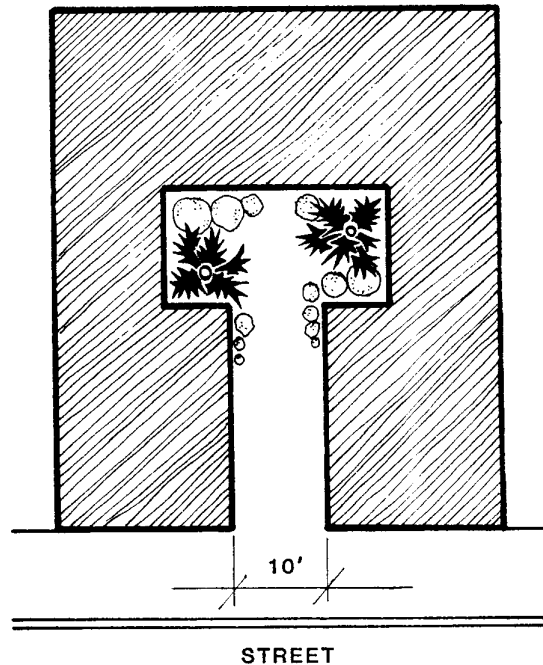
TYPES OF LANDSCAPED AREAS

PATIO OR COURTYARD:

A landscaped area surrounded by a building.

In order to provide pedestrian amenities within a project, patios and courtyards may be developed, particularly on mid-block lots.

In order for patios and courtyards to be included in calculating required project landscaping, they must be open to the sky and visually and physically accessible from the public right-of-way.



Access corridors must be a minimum 10 feet wide and open to the public from no later than 8:00 a.m. to no earlier than 8:00 p.m., seven days per week. Enclosed patios and courtyards may be provided, but will not be used in calculating required project landscaping.

Patios and courtyards should have a focal feature such as a fountain, sculpture, garden, etc.

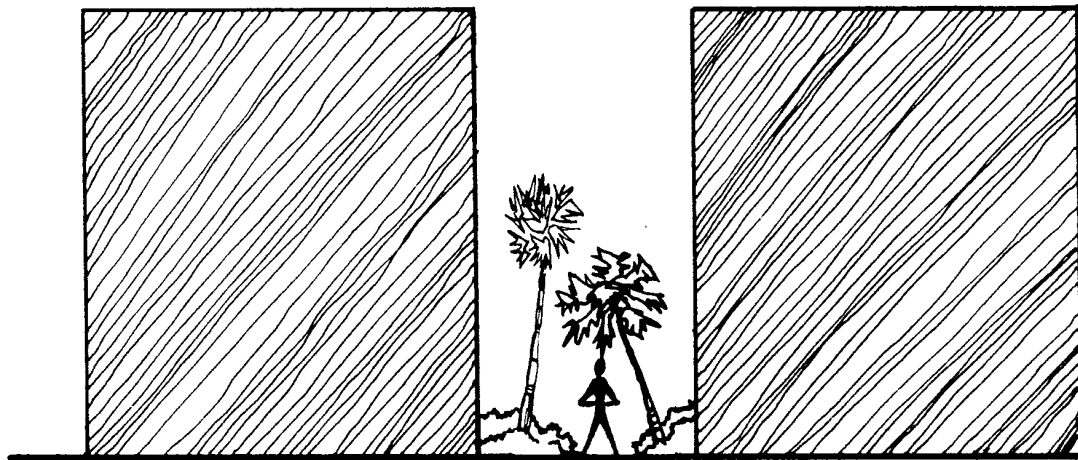
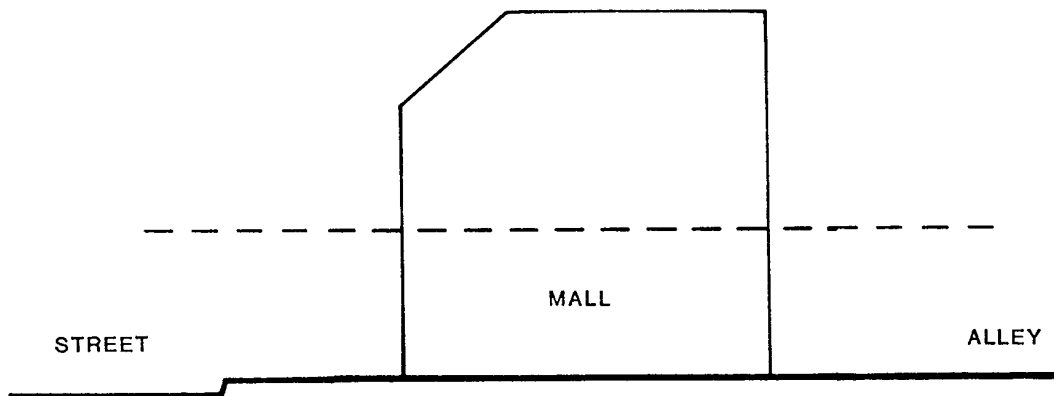
TYPES OF LANDSCAPED AREAS

MALL:

A narrow pedestrian area (minimum of 8 feet wide) linking a street to an alley and bordered on parallel sides by buildings.

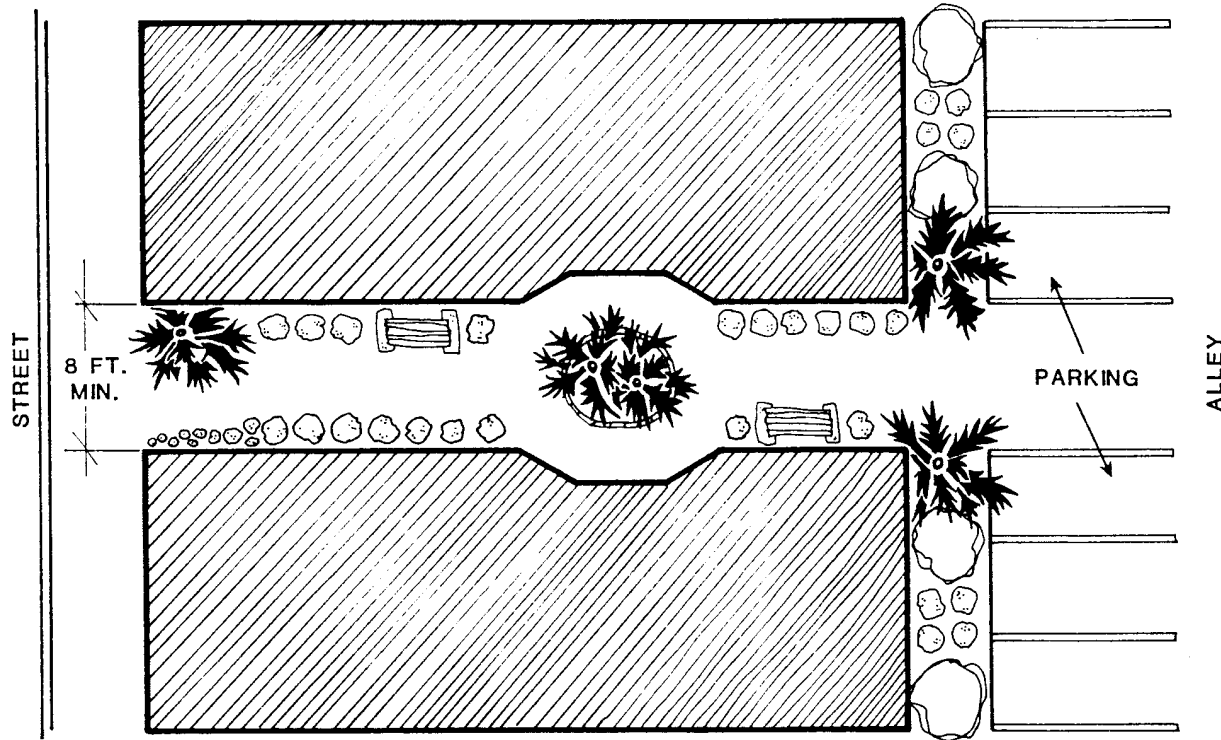
In order to provide pedestrian amenities within a project, malls and pedestrian paths may be developed linking a street and an alley or linking two streets. Mid-block lots are particularly suited to this type of amenity.

Pedestrian malls and paths can provide additional access to alley parking and service areas, all may be shared by two lots or two projects which are developing simultaneously side by side.



TYPES OF LANDSCAPED MALLS

In order for malls and pedestrian paths to be used in calculating required project landscaping, they must be open to the sky and visually and physically accessible from the public right-of-way. Access corridors must be a minimum width of 8 feet and open to the public from no later than 8:00 a.m. to no earlier than 8:00 p.m., seven days per week. Enclosed malls and pedestrian paths may be provided, but may not be used in calculating required project landscaping.

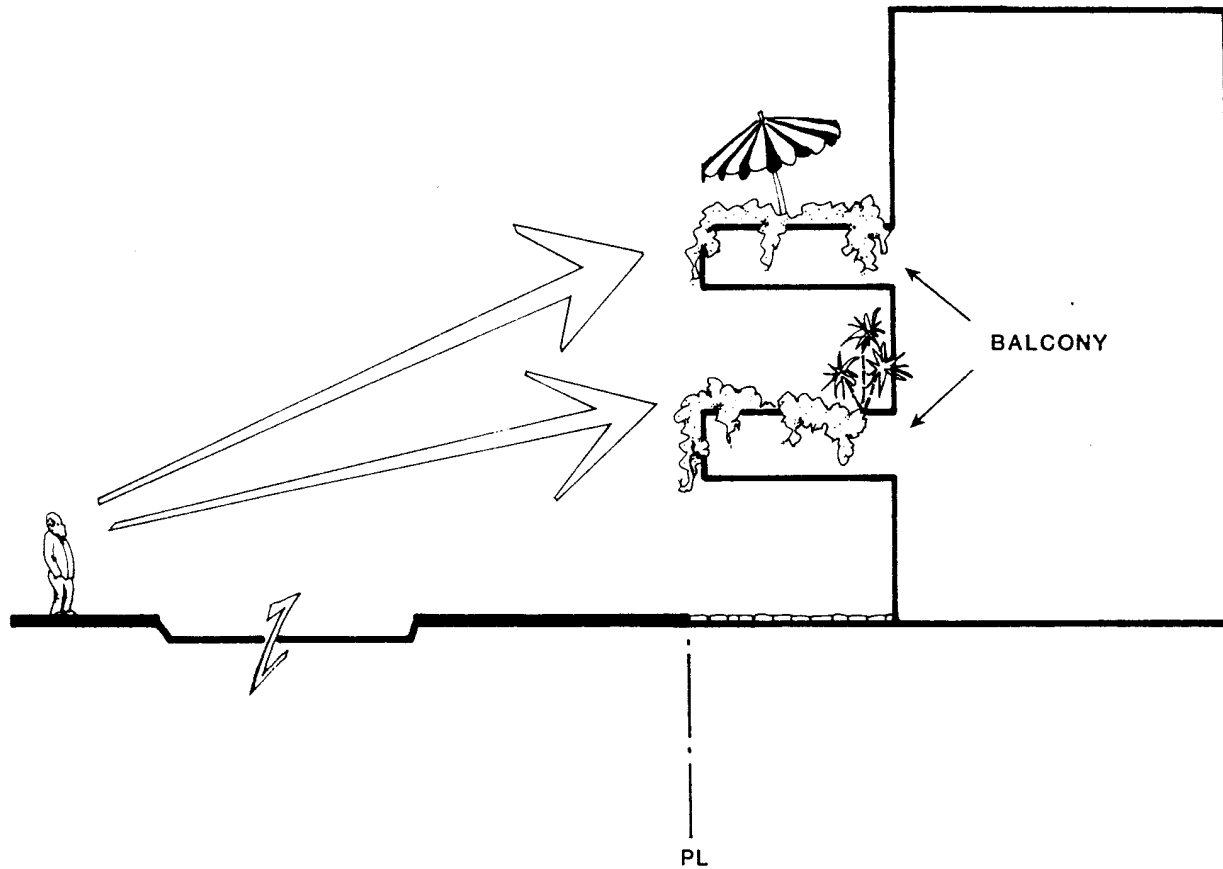


TYPES OF LANDSCAPED AREAS

BALCONY:

A small above ground landscaped area open to the sky.

In order for balconies to be included in calculating required project landscaping, they must be visually accessible from a public right-of-way. Balconies not visible from the public right-of-way may be provided, but will not be used in calculating required landscaping.

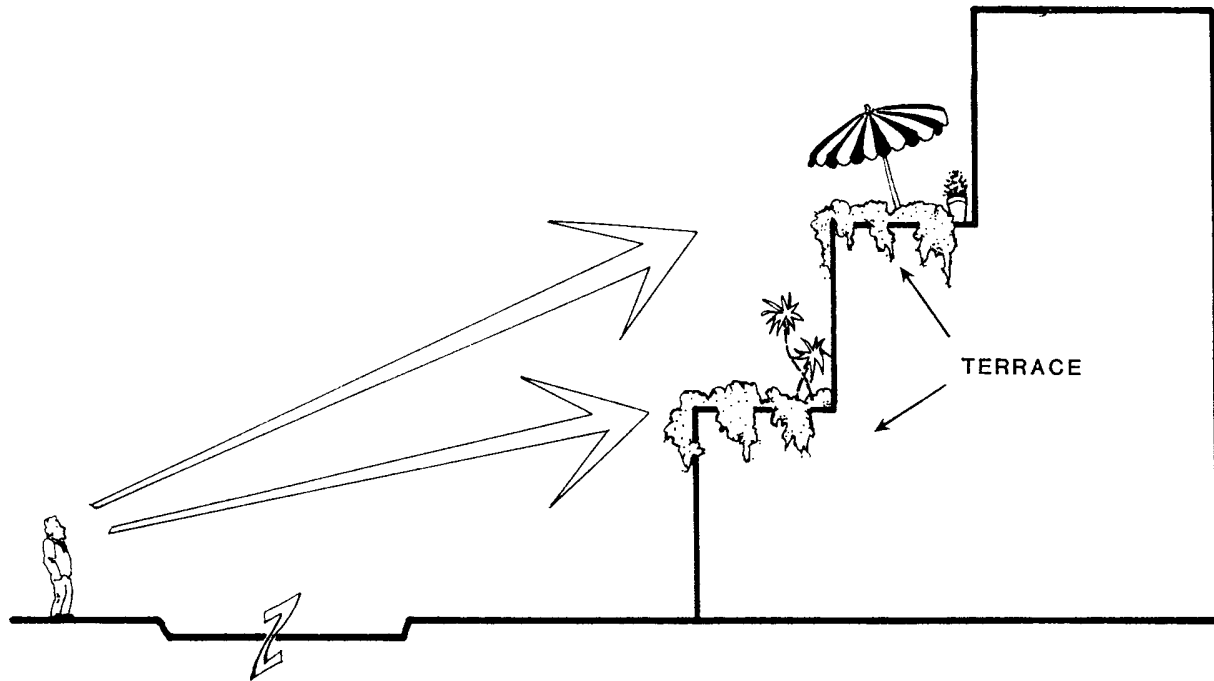


TYPES OF LANDSCAPED AREAS

TERRACE:

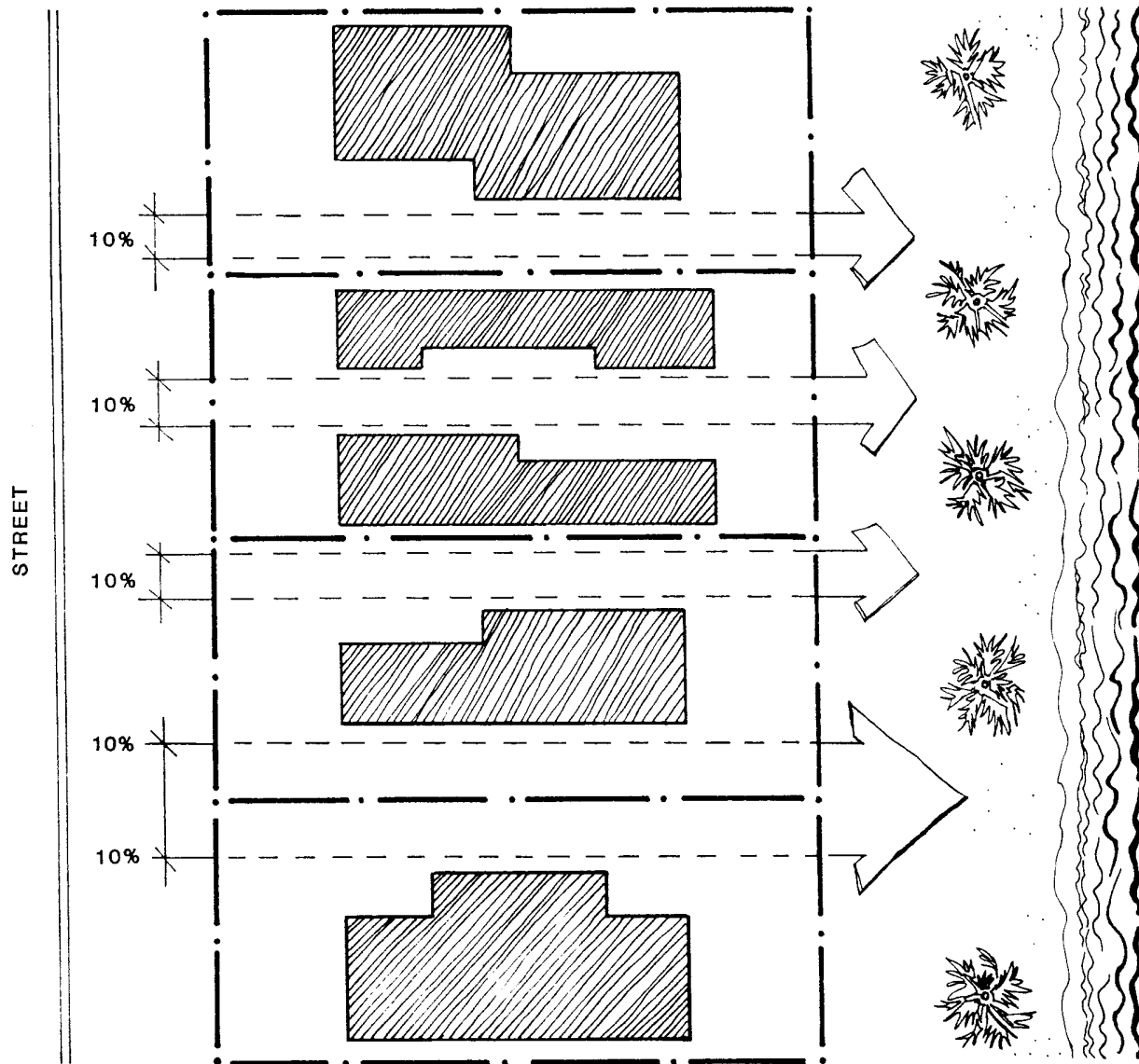
A landscaped area on the roof of a building.

In order for terraces to be included in calculating required project landscaping, they must be visually accessible from a public right-of-way. Terraces not visible from the public right-of-way may be provided, but will not be used in calculating required landscaping.



OCEAN VIEW - CORRIDORS

Lots in Zone 1A, 5A and 6A shall maintain an open view corridor from the street frontage through to the rear of the property. The view corridor shall be a minimum of ten percent of the total lot width. The corridor shall be maintained open to the sky and free from all visual obstructions.



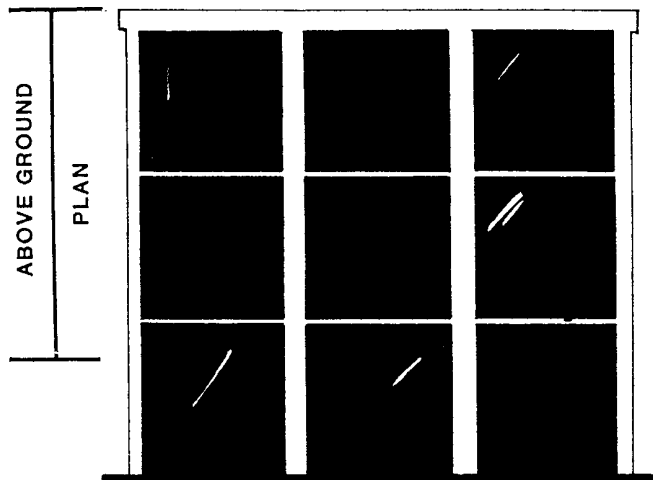
BUILDING MATERIALS/COLORS

GLASS

Not more than 40 percent of any exterior building elevation above the first story shall consist of glass or any other material that resembles glass (See SEC. 103.1206, Paragraph G.2).



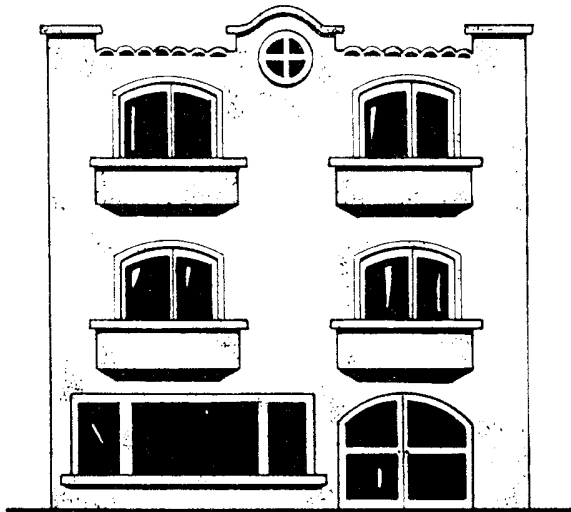
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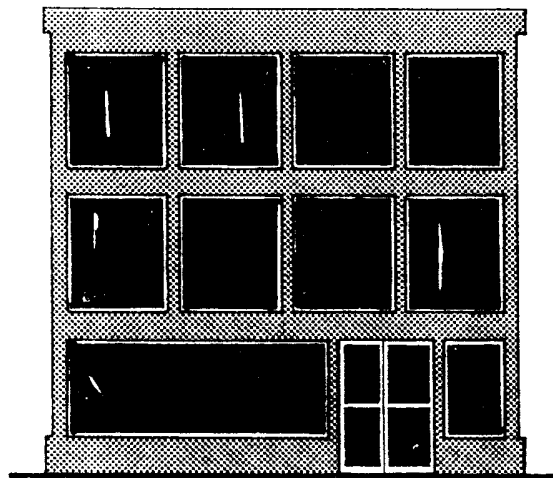
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COLORS

Light colors which enhances shadows and break up the building volume shall be used on facades (See Sec. 103.1206, Paragraph G.5).



This

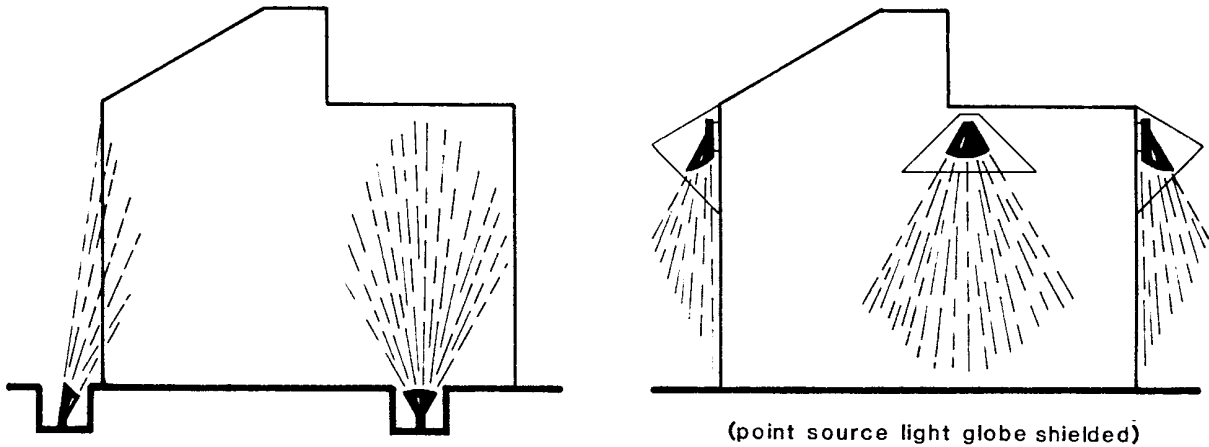


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OTHER BUILDING DESIGN CONSIDERATIONS

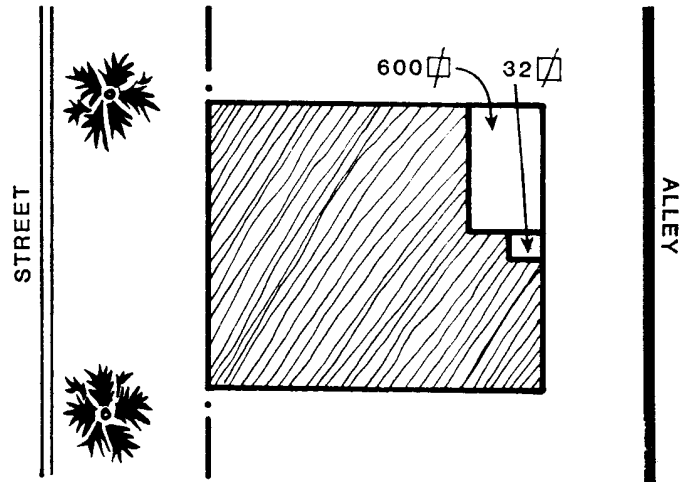
ARTIFICIAL LIGHTING

Artificial lighting used to illuminate any premises shall be directed away from adjacent properties (See SEC. 103.1206, Paragraph H).



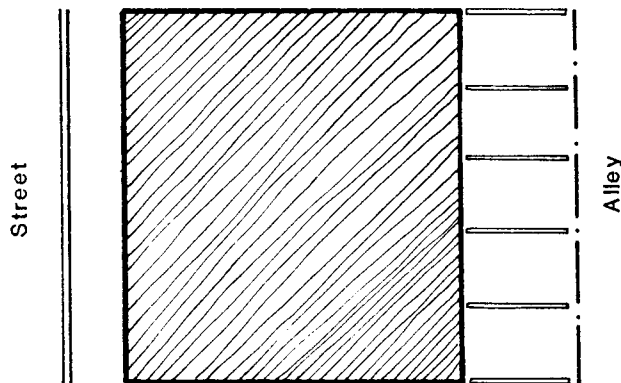
LOADING/REFUSE COLLECTION AREAS

Zones 1, 2, 3 and 4 - Every building shall provide an on-site loading area containing a minimum of 600 square feet (See SEC. 103.1205, Paragraph J). A minimum of 32 square feet of on-site refuse collection area shall be provided on each lot or premises and shall not be located in any front or street side yard (See SEC. 103.1206, Paragraph K).



PARKING

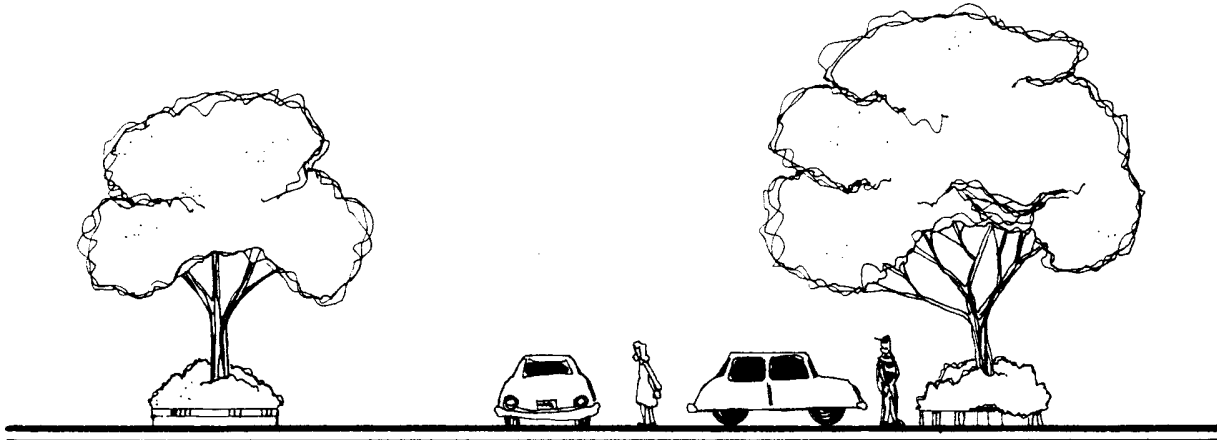
SMALL LOT AND REHABILITATION PARKING REQUIREMENTS (See SEC. 103.1207, Paragraph C)



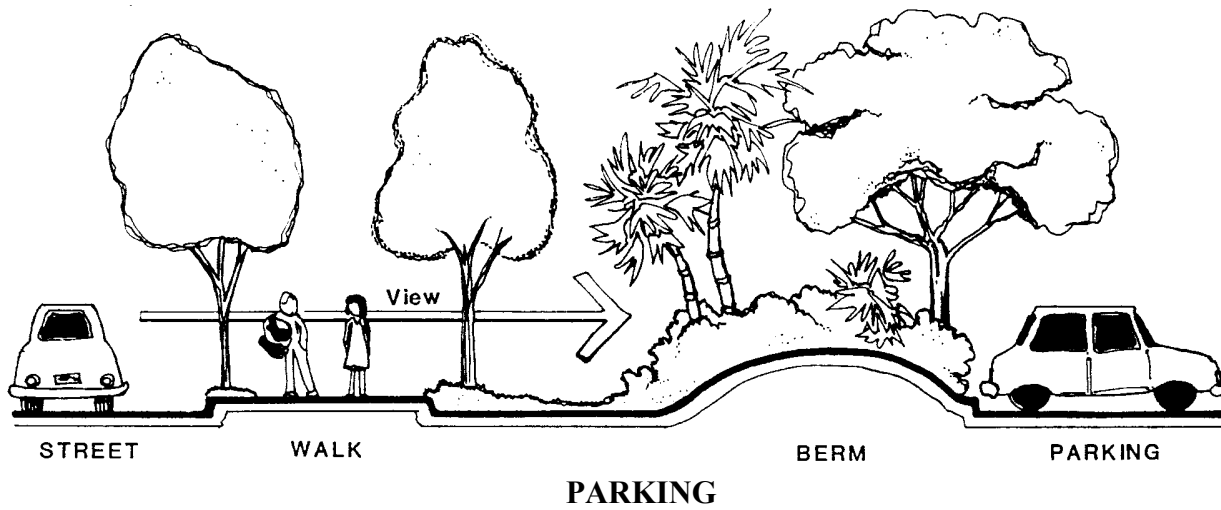
Alley parking: 1 space
per 10 feet of alley
frontage

PARKING LOT DESIGN

Broad headed trees shall be utilized in parking areas.

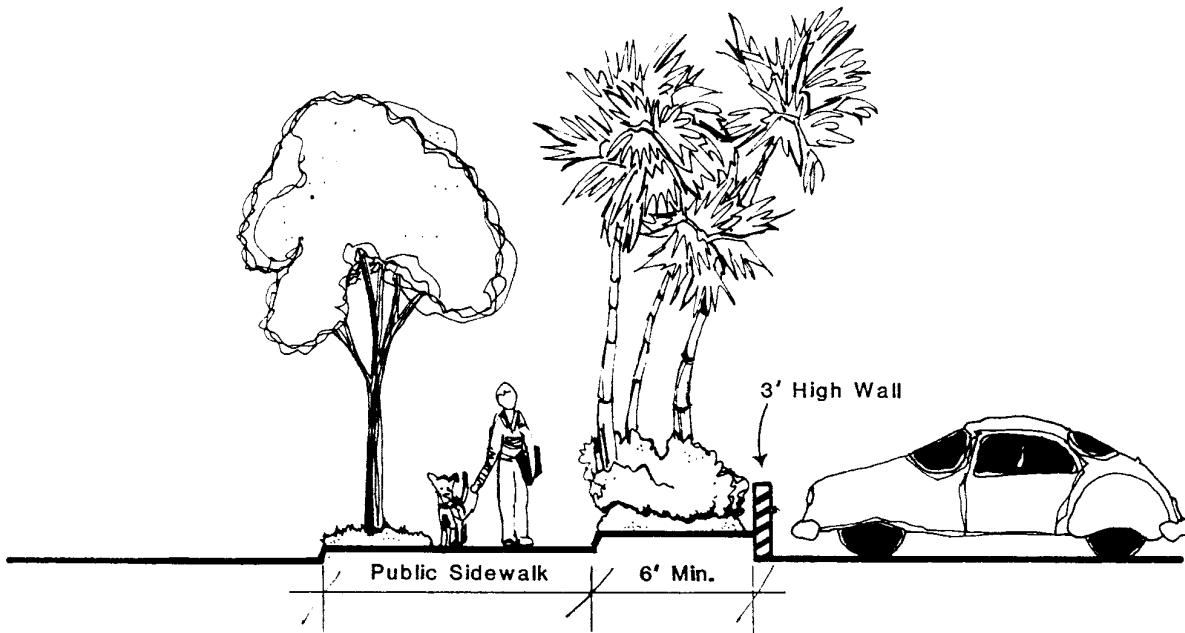
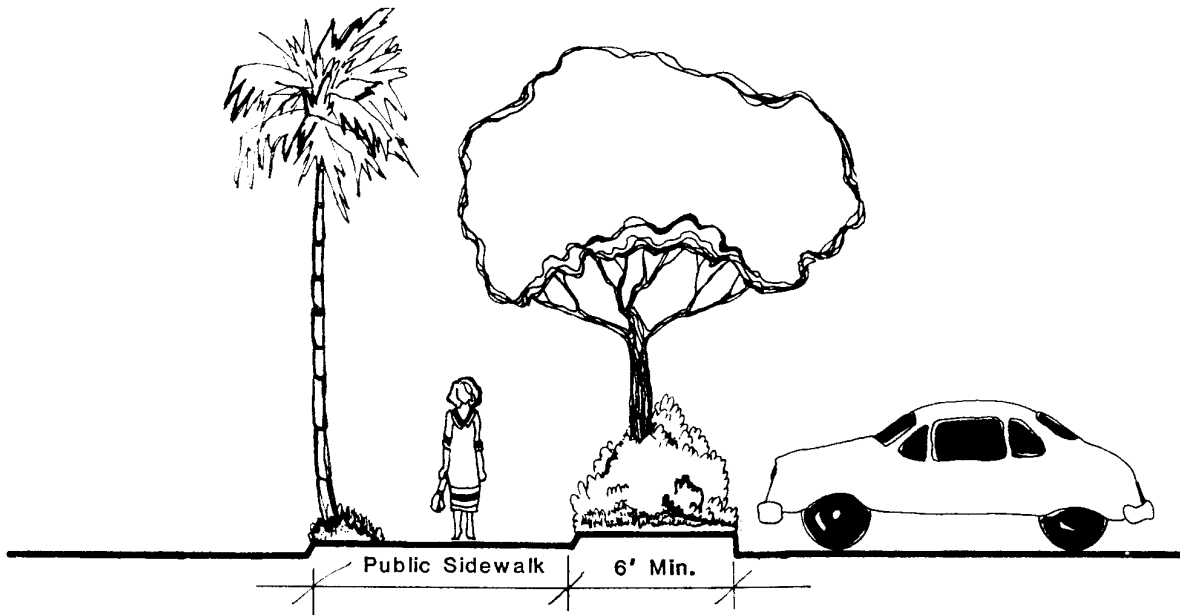


Parking areas adjacent to the street shall be screened.



PARKING LOT/SIDEWALK VEGETATED STRIP

A minimum of a six-foot-wide vegetated strip shall be required between the sidewalk and surface parking areas; such a vegetated strip may serve as wheel stops for the parking area (See SEC. 103.1207, Paragraph H).



PARKING

ABOVE GROUND PARKING STRUCTURES
(See SEC. 103.1208, Paragraph J.3).

